

**DRAFT RANCH PLACE HOA CONTINUED ANNUAL MEETING**

**November 12, 2019**

**Keller Williams Meeting Room**

**5 p.m.**

1. **Call the Meeting to Order.** The meeting was called to order with Board member Doug Ogilvy in attendance.
2. **Establish Quorum.** Six properties were represented in person and there were 32 proxies for a total of 38 members represented. A quorum was met for the continued meeting as it consists of those members in attendance and the proxies collected.
3. **Open Space.** Doug Ogilvy discussed at length the proposed potential re-platting of the 2 ½-acre open space at the corner of Cutter Lane and Ranch Place to allow passive recreational use. This project was discussed at last year's meeting and the input received from owners was considered in deciding how to proceed with this effort. The board feels that this common area's aesthetics could be improved with some landscaping. In addition, the parcel could provide a safer place to walk rather than along Cutter Lane and provide some passive recreation for the neighborhood kids. 150 owners or 67% of the owners must agree to re-plat the open space under consideration to provide the opportunity to install a passive park on this plat. Re-platting the area creates an opportunity to do something there but would not require that improvements be made. There is \$5K in the budget for the legal work required to re-plat the parcel with the county next year. With the western half no longer considered "wetlands" since the construction of Ranch Place and Silver Springs, the potential allowed improvements there would include 25,000 SF of turf, picnic tables, trees, and trails. A benefit of installing some taller plantings along the road is traffic calming by visually reducing the perceived width of the road. Volunteers have been canvassing the neighbors near the parcel to get feedback on the proposed effort to re-plat the parcel. Further discussion by the Association members would be required to spend money on improving this parcel for recreational use. It was noted that water use should be considered when doing anything on the space along with tree heights so as not to block views.
4. **Traffic Calming/Road Safety.** An owner brought up the problem of speeding on Cutter Lane. She would like a flashing speed sign installed for drivers to view as they are leaving Ranch Place. Doug noted that speeding has been the #1 concern of the board for several years. An owner said the Board should hire off-duty sheriffs to sit on Cutter Lane to give out tickets. (This is not possible as the sheriff cannot issue tickets unless on-duty). An owner asked why speed bumps aren't put in. Doug noted that the fire department won't allow them. The HOA painted all the major trail crossings this summer to improve traffic calming. The HOA plans to ask some

neighbors to remove some landscaping that is encroaching into the street to improve sight lines along Cutter Lane. The HOA has \$5,000 in the 2020 budget to add another flashing speed sign immediately past the front mail kiosk as drivers enter the neighborhood.

5. **Financial.** There was a motion to approve the proposed 2020 budget. It was seconded and approved unanimously.
  
6. **Election of Trustees** – Doug Ogilvy’s Board position is open for election and he is willing to serve another 3-year term. No further board nominations were received. There was a motion to elect Doug Ogilvy to a 3-year term. It was seconded and approved unanimously. Sean Morgan will continue to serve until the 2020 Annual Meeting and Ramsey Madsen will continue until 2021 meeting.
  
7. **Adjourn.** There was a motion to adjourn the meeting and it was seconded. All were in favor and the meeting adjourned at 6 p.m.

THESE MINUTES WERE TAKEN BY BRENDA LAKE.

Douglas Ogilvy  
PRINTED NAME

6/8/20  
DATE

[Signature]  
SIGNED NAME